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**CITY OF YONKERS**  
**DEPARTMENT OF HOUSING AND BUILDINGS**

PLEASE TAKE NOTICE: A Public Hearing will be held before the Zoning Board of Appeals of the City of Yonkers on **TUESDAY, FEBRUARY 17, 2015 at 6:00 P.M.** sharp, in the Ceremonial Courtroom, Yonkers, New York (building is accessible to the handicapped), on applications for Appeals from the Building Commissioner's decisions and applications for Variances under the provisions of G.O. # 4-2000, as amended:

**DECISIONS**

**# 5416– Area Variance** – Janet Giris, Esq., on behalf of Simone Development, as agent for the City of Yonkers, on premises know as 1086 North Broadway, Block: 3455, Lot: 66, Zone: IP

**# 5396A– Area Variance-** James G. Dibbini, Esq., on behalf of 70 Jackson Street LLC, owner, on premises know as 70 Jackson Street, Block: 186, Lot: 132, Zone: A

**# 5426–Improvement to a Non-Conforming Use & Area Variance–** Andrew Romano, Esq., on behalf of Claire Campisi, owner, on premises know as 202 Lockwood Avenue, Block: 2289, Lot: 5, Zone: T

**# 5427–Area Variance–** Farrauto, Berman & Slater, on behalf of Harold Weustenhofer, owner, on premises know as 213 aka 219 Grandview Boulevard, Block: 4637, Lot: 25, Zone: S-100

**NEW HEARINGS**

**# 5428– Improvement to a Non-Conforming Use** – Andrew Romano, Esq., on behalf of A. Santiago, owner, to legalize alterations and bring up to code whereas improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G), on premises know as 157 Vernon Avenue aka 86 Edgewood Avenue, Block: 6371, Lot: 17, Zone: T

**# 5429– Improvement to a Non-Conforming Use** – Nicholas L. Faustini, RA, on behalf of the Estate of Victoria Dariano, Robert Bartolomo, executor, to legalize existing family room & ½ bath (former 1 car garage) and provide new driveway with 2 new exterior parking spaces whereas improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G), on premises know as 7 aka 11 Ryder Place, Block: 6323, Lot: 12, Zone: S-50

**# 5430– Area Variance** – Zarin & Steinmetz, on behalf of RSIS Realty Corp., owner, for additional variances requested for construction of new two story medical establishment whereas parking within the minimum front yard not permitted, Section 43-133(A).3; parking spaces must be 5 ft. from any property line, and 10 ft. from any building on the same lot. Proposed: 1 ft. from a property line, and 0 ft. from the building. Reference YZO 43-44.B.5; no required off-street parking spaces shall be located within 10 ft. of any existing right-of -way. Proposed is 1 ft.

Reference YZO 43-134.A.4; insufficient rear yard, (required 25 ft., proposed 5 ft.). Reference YZO 43-27, Table 43-3, on premises know as 667 aka 665 McLean Avenue, Block: 6211, Lot: 1, Zone: B

**# 5431– Improvement to a Non-Conforming Use & Area Variance** – Andrew Romano, Esq., on behalf of F & D Denteler, owner, to legalize first floor addition, deck and enclosed porch whereas improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G); insufficient rear yard, Section 43-27, Table 43-3 (required 25 ft., proposed 14.3 ft.), for deck and addition; a patio may not be located closer than 3 feet to a side property line or closer than 5 feet to a rear property line (Reference 43-41.A.2), proposed: zero ft. side and rear property lines; a patio may not cover more than 40% of a rear yard. Proposed is greater than 40%. Ref. Yonkers Zoning Ordinance 43-41.A.3, on premises know as 60 Elissa Lane, Block: 4365, Lot: 130, Zone: MG

JOSEPH CIANCIULLI  
CHAIRMAN, ZBA